

#49
04-27-06

Decision Points

<u>Issues</u>	<u>Applicant</u>	<u>Neighbors</u>
*Max. Height (28 ft. within 200 ft. Rdway./HCR) (35 ft./Sf.-6)	7 units @ 28 ft./2 stories & middle 15 units @ 35 ft./3 stories between drive & 2222; rest at 40 ft./ 3 stories	28 ft. within 100 ft. of rdwy./2 stories; 40 ft./3 stories for rest
*Front Setback (35 ft./HCR) (25 ft. SF-6)	25 ft. for 510 ft.; rest @ 30 ft. exclusive of drive	30 ft. with dense vegetative buffer



Decision Points

<u>Issues</u>	<u>Applicant</u>	<u>Neighbors</u>
*Drive way	Deceleration Lane	Yes
Entrance	Right in/out;	Yes
	Left turn lane (state);	Yes
	Joint Access Later	Now
	Remove/re-vegetate drive set back consistent with adjacent set back	Yes



Decision Points

<u>Issues</u>	<u>Applicant</u>	<u>Neighbors</u>
*20% Site Vegetative Buffer (HCR)	14% Irrigation	20%
*40% Site/Natural Area (HCR)	29%	40%



Decision Points

<u>Issues</u>	<u>Applicant</u>	<u>Neighbors</u>
*121 Units (SF-6)	86	89 or less
*Construction on slopes/no more than 25% (HCR)	Drive 35% Rest 25%	no issue
*Rear Set back (SF-6)	10 ft.	10 ft.



Decision Points

<u>Issues</u>	<u>Applicant</u>	<u>Neighbors</u>
*Underground Utilities (HCR)	Yes	Yes
*Replant Native Trees & Restore Vegetative Buffer (HCR)	Yes	Yes

